



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: FEBRUARY 23, 2004

ITEM NUMBER

SUBJECT: TENTATIVE PARCEL MAP PM-03-243

DATE: FEBRUARY 12, 2004

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER (714) 754-5136

PROJECT DESCRIPTION

The applicant proposes a parcel map to subdivide a parcel into four (4) residential lots and one (1) common interest lot to facilitate a small lot residential development previously approved under PA-03-08.

APPLICANT

The applicants are Tim and Doug DeCinces, who are also the owners of the property.

RECOMMENDATION

Approve by adoption of Planning Commission resolution.

WENDY SHIH
Associate Planner

PERRY VALANTINE
Asst. Development Services Director
Director

PLANNING APPLICATION SUMMARY

Location: 2441 Elden Avenue Application: PM-03-243

Request: Tentative parcel map to subdivide a parcel into four (4) residential lots and one (1) common interest lot to facilitate a small lot residential development previously approved under PA-03-08.

SUBJECT PROPERTY:

Zone: R2-MD
General Plan: Medium Density Residential
Lot Dimensions: 66 ft. x 305 ft.
Lot Area: 20,130 sq.ft.
Existing Development: 2 residential units.

SURROUNDING PROPERTY:

North: Surrounding properties are
South: all residentially
East: zoned and
West: developed.

DEVELOPMENT STANDARD COMPARISON

Development Standard Required/Allowed Proposed/Provided

Lot Size:		
Lot Width (Development Lot)	100 ft.	66 ft. *
Lot Area (Development Lot)	12,000 sq.ft.	20,130 sq.ft.
Lot Area (Indiv. Lot Minus Common Area)	3,000 sq.ft. min./3,500 sq.ft. avg.	3,604 sq.ft. min./ 3,770 sq.ft. avg.
Density:		
Zone/General Plan	1du/3,630 sq.ft.	1du/5,032 sq.ft.

CEQA Status: Exempt, Class 15

Final Action: Planning Commission

* Legal nonconforming.

BACKGROUND/DISCUSSION

A 4-unit, two-story, small lot common interest development was approved by the Planning Commission under Design Review PA-03-08 on October 13, 2003. The applicant now proposes a parcel map for four (4) single-family residential lots and one (1) common interest lot (Lot "A") so that the individual residential lots may be sold separately.

The four residential lots range from 3,604 sq. ft. to 4,166 sq. ft., and average 3,770 sq. ft. in area. Lot "A" includes the common driveway and common landscaping. The tract map is consistent with the approved development and with Code requirements.

ENVIRONMENTAL

This request is exempt from the provisions of the California Environmental Quality Act, under Class 15, Minor Land Divisions.

ALTERNATIVES

Denial of the tentative parcel map would prohibit the individual sale of the units, but they could be rented.

CONCLUSION

The proposed tract map is consistent with the General Plan, requirements of the R2-MD zone, and the Planning Commission approval of PA-03-08. Approval of the map will provide additional home ownership opportunities within the City of Costa Mesa. Therefore, with incorporation of the attached conditions of approval, staff recommends approval of the applicant's request.

Attachments: Draft Planning Commission Resolution
 Exhibit "A" - Draft Findings
 Exhibit "B" - Conditions of Approval
 Applicant's Project Description and Justification
 Plans

File Name: 022304PM03243

Date: 2/11/04

Time: 10:30 am

cc: Dep. City Mgr. - Dev. Svcs. Director Sr. Deputy City Attorney City Engineer Fire Protection Analyst Staff (4) File (2)	Tim DeCinces 12 Strawberry Farms Rd. Irvine, CA 92612
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RESOLUTION NO. PC-04-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF COSTA MESA APPROVING TENTATIVE PARCEL MAP PM-
03-243**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Tim and Doug DeCinces with respect to the real property located at 2441 Elden Avenue, requesting approval of a tentative parcel map to subdivide a property into four (4) residential lots and one (1) common interest lot to facilitate a small lot residential development previously approved under PA-03-08, in the R2-MD zone; and

WHEREAS, Planning Commission held a duly noticed public hearing on February 23, 2004.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Tentative Parcel Map PM-03-243 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the Staff Report for Tentative Parcel Map PM-03-243 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 23rd day of February, 2004.

Chair, Costa Mesa
Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Perry Valentine, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on February 23, 2004, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"

FINDINGS

- A. The creation of four residential lots and one common lot as well as related improvements, as conditioned, is consistent with the City's General Plan and Zoning Ordinances.
- B. The proposed use of the lots is for four, small lot, single-family residences, which is compatible with the objectives, policies, general land use, and programs specified in the General Plan.
- C. The subject property is physically suitable to accommodate Parcel Map PM-03-243 in terms of type, design and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the City's Zoning Code and General Plan.
- D. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by Government Code Section 66473.1.
- E. The subdivision and development of the property, as conditioned, will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the tract.
- F. The discharge of sewage from this subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).
- G. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.
- H. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng.
1. Upon development, comply with all conditions and code requirements of PA-03-08.
 2. The final map shall show easements or other provisions for the placement of centralized mail delivery units, if applicable. Specific locations for such units shall be to the satisfaction of the Planning Division, Engineering Division, and the US Postal Service.

PLANNING DIVISION - CITY OF COSTA MESA

DESCRIPTION/JUSTIFICATION

P M - 03-11

Application #:
Address:

Environmental Determination:

1. Fully describe your request:

We Request approval of a subdivision parcel map for the re-development of 2441 Elden Ave.

2. Justification

- A. For a Conditional Use Permit or Minor Conditional Use Permit: Describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties in the same area.
- B. For a Variance or Administrative Adjustment: Describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code.

3. This project is: (check where appropriate)

☐ In a flood zone.
☐ Subject to future street widening.

☐ In the Redevelopment Area.
☐ In a Specific Plan Area.

4. I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST published by the office of Planning and Research and reproduced on the rear of this page and have determined that the project:

☒ Is not included in the publication indicated above.
☐ Is included in the publication indicated above.

Signature



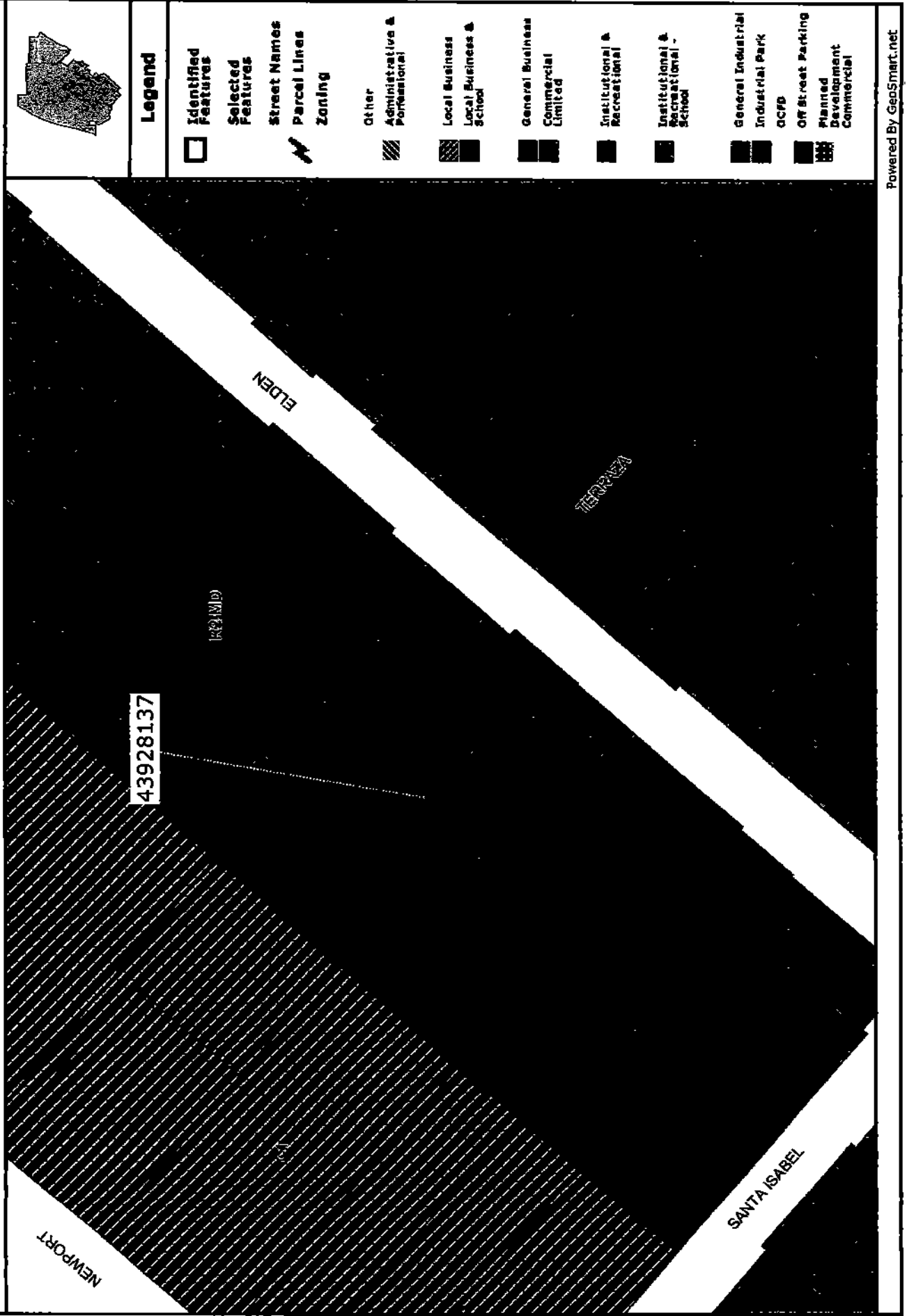
8

Date

10-23-07

ZONING/LOCATION MAP

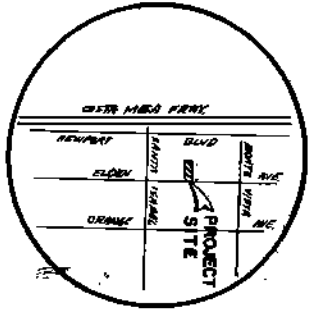
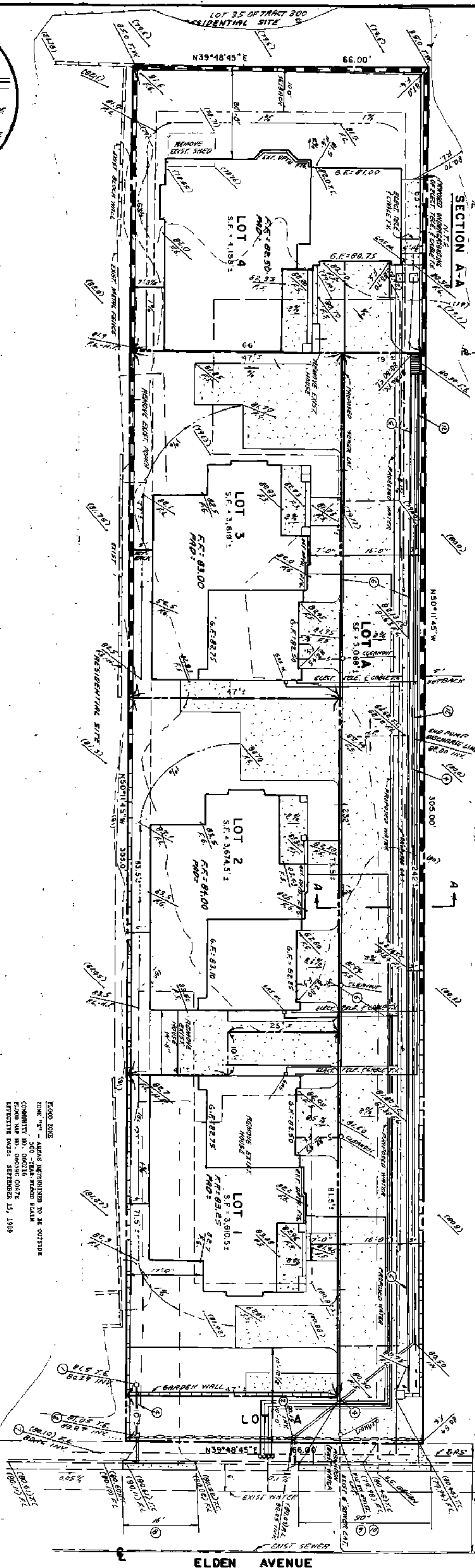
2441 Elden Avenue



TENTATIVE PARCEL MAP NO. 2003-243

SCALE: 1" = 10'

LOT 58 OF TRACT 300
RESIDENTIAL SITE



VICINITY MAP
N 7/2 S

NOTES

1. SITE AREA, GROSS & NET = 20,130 S.F. = 0.46 ACRES
2. NO PROPOSED PRIVATE STREETS
3. NO PUBLIC ALLEY ADJACENT TO SITE
4. NO EASEMENTS ON PROPERTY
5. LAND IS NOT SUBJECT TO OVERTOWN, IMMEDIATE OR FLOOD HAZARD

FLOOD ZONE
ZONE "X" - AREAS DETERMINED TO BE OUTSIDE
500-YEAR FLOOD PLAIN
COMMITTEE NO. 080716
FLOOD MAP NO. 080596 04/76
EFFECTIVE DATE: SEPTEMBER 15, 1989

BASES OF MEASUREMENT
CENTERLINE OF ELDEN AVENUE BEING
N39°48'45"E AS SHOWN ON TRACT NO. 300
IN REC. MAPS, BOOK 14, PAGE 11 & 12
COUNTY OF ORANGE, CALIFORNIA

REMARKS
NONE AFFECT ON PROPERTY (STREET ONLY)

PROPOSED BUILDING SETBACKS
FRONT SETBACK - 20 FEET
SIDEYARD SETBACK - 5 FEET
REAR SETBACK - 20 FEET
RIGHT-OF-WAY SETBACK - 20 FEET

LEGAL DESCRIPTION
THE SOUTHWESTERLY RECTANGULAR 66 FEET OF LOT 58
OF TRACT NO. 300 AS SHOWN ON A MAP RECORDED IN
BOOK 14, PAGES 11 AND 12 OF NISSELIANUS MAPS,
RECORDS OF ORANGE COUNTY, CALIFORNIA

OWNER & SUBDIVIDER
MR. DOUG DECINCES
DECINCES PROPERTIES
12 STRAWBERRY FARMS RD.
IRVINE, CA 92612
(949) 417-4280

ENGINEER:
ALPINE CONSULTANTS, INC.
23011 MOUNTAIN VIEW, SOUTH J-12
LAKELAND HILLS, CA 92653
(949) 555-0058
TENTATIVE MAP DATE OF PREPARATION
NOVEMBER 26, 2003

OWNER & SUBDIVIDER
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DECINCES PROPERTIES
12 STRAWBERRY FARMS RD.
IRVINE, CA 92612
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MAP PREPARED BY
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APR. 439-281-37
LOT 58 TRACT 300
2441 ELDEN AVE., COSTA MESA, CALIFORNIA

**RESUBDIVISION MAP
COMMON INTEREST DEVELOPMENT
TENTATIVE PARCEL MAP 2003-243**

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